



PLN16-049: Parcel B, Block 2, Woodmoor at Breckenridge  
General Subdivision Exemption

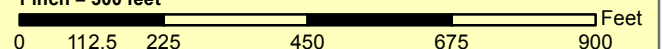
Planning Department  
Sarah.Meggison@SummitCountyCO.gov  
(970) 668-4201



This map is for display purposes only.  
Do not use for legal conveyance.  
Not necessarily accurate by surveying  
standards, and does not comply with  
National Mapping Accuracy Standards.  
© 2016 Summit County Government

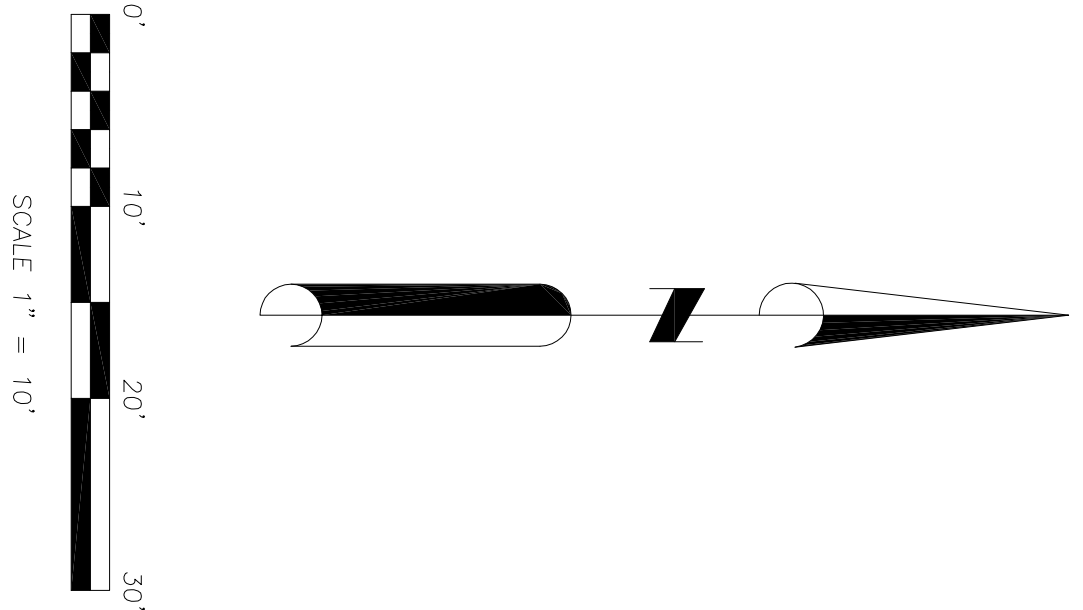


1 inch = 300 feet



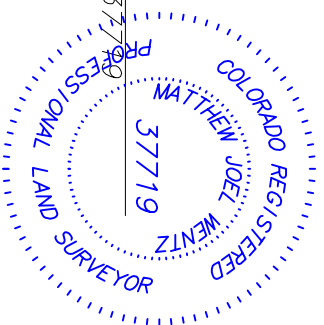


PARCEL B, A REPLAT OF LOTS 6 & 7, BLOCK 2, WOODMOOR AT BRECKENRIDGE LOCATED IN SECTIONS 4 & 5, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6th P.M., COUNTY OF SUMMIT, STATE OF COLORADO



SURVEYOR'S CERTIFICATE  
I, MATTHEW J. WEITZ, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT BOTH ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MATTHEW J. WENTZ, P.L.S. 3779



**NOTICE:** According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

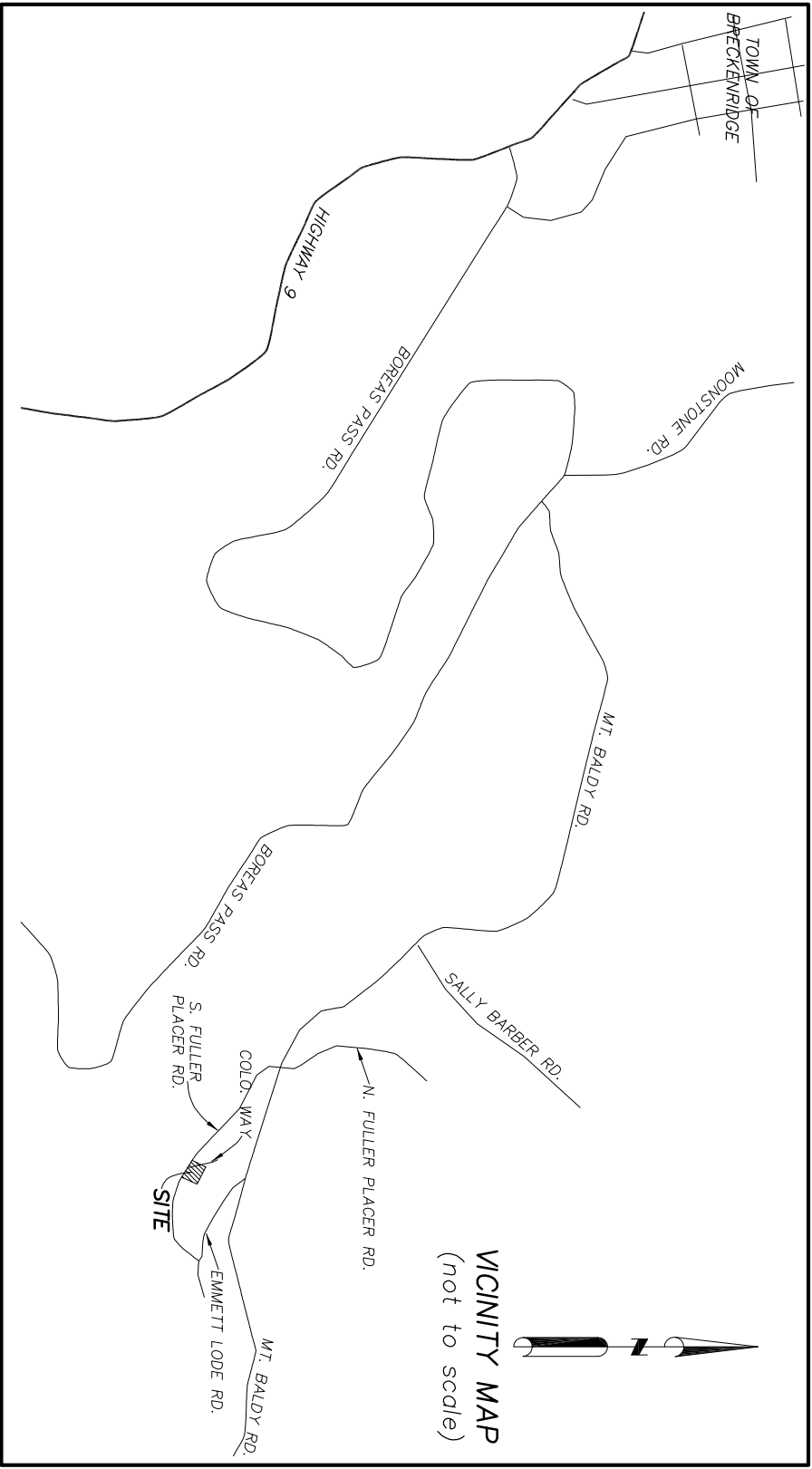
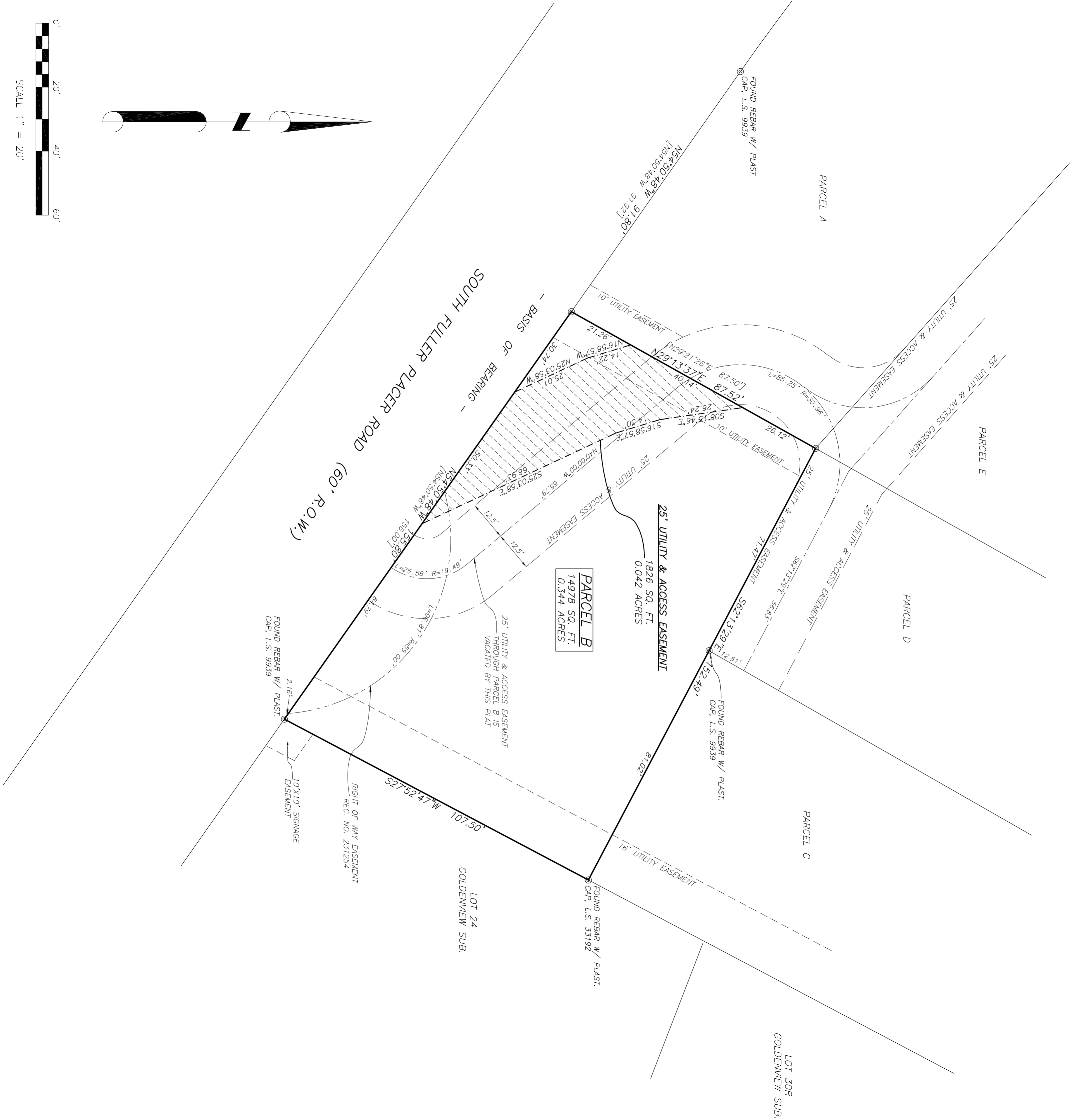
**SUMMIT**  
**LAND SURVEYING, INC.**  
P.O. BOX 24212  
SILVERTHORNE, CO 80497  
970-513-0156

# TOPOGRAPHIC SURVEY

|             |             |             |
|-------------|-------------|-------------|
| SCALE:      | DATE:       | JOB NO.     |
| $I'' = 10'$ | 10/11/15    | 141217      |
| DRAWN BY:   | CHECKED BY: | DRAWING NO. |
| MLW         | MLW         | 141217Topo  |

A SUBDIVISION EXEMPTION PLAT

PARCEL B, A REPLAT OF LOTS 6 & 7, BLOCK 2, WOODMOOR AT BRECKENRIDGE, FILED UNDER RECEPTION NO. 391479, LOCATED IN SECTIONS 4 & 5, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6th P.M. COUNTY OF SUMMIT, STATE OF COLORADO



OWNER'S CERTIFICATE

Know all persons by these presents: That CAPPS LLC, being the owner of the land described as follows: Parcel B, a Replat of lots 6 & 7, block 2, Woodmoor at Breckenridge in Summit County, Colorado, containing 0.344 acres, under the name and style of A SUBDIVISION EXEMPTION PLAT PARCEL B, A REPLAT OF LOTS 6 & 7, BLOCK 2, WOODMOOR AT BRECKENRIDGE has laid out, established, located, opened, dedicated and accepted for public use, the streets, roads, and other public areas as shown hereon, including but not limited to trails and open space, for use as such and hereby dedicate those portions of land labeled as utility easements to the County of Summit for use by utility companies or other providers of utilities in the installation and maintenance of utility lines and facilities. It is understood that dedication of public rights-of-way for streets and roads does not necessarily result in acceptance of roads constructed therein for maintenance by the County of Summit.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Owner \_\_\_\_\_  
Anthony Conway

State of Colorado )  
County of Summit ) ss.

The foregoing dedication of ownership was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_.

My Commission expires \_\_\_\_\_.

Notary Public \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

The Board of County Commissioners of Summit County, Colorado, does hereby approve this A SUBDIVISION EXEMPTION PLAT PARCEL B, A REPLAT OF LOTS 6 & 7, BLOCK 2, WOODMOOR AT BRECKENRIDGE at a meeting held on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and hereby accepts dedication of public rights-of-way, utility easements, and other public areas as shown hereon. Acceptance of public rights-of-way for streets or roads does not constitute acceptance for maintenance of roads constructed therein. The procedure for acceptance of roads for maintenance purposes shall be as stated in the Summit County Road & Bridge Design and Construction Standards or such other applicable standards as may be adopted by the Summit County Road & Bridge Design and Construction Standards.

Chair of the BOCC \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, Matthew J. Westz, being a licensed land surveyor in the State of Colorado, do hereby certify that this plat and survey of A SUBDIVISION EXEMPTION PLAT PARCEL B, A REPLAT OF LOTS 6 & 7, BLOCK 2, WOODMOOR AT BRECKENRIDGE was made by me and under my supervision and that both are accurate to the best of my knowledge.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signature \_\_\_\_\_  
Colorado Registration #37719

Recorder's Acceptance

This plat was accepted for filing in the office of the Summit County Clerk and Recorder on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and filed for record at \_\_\_\_\_ under reception number \_\_\_\_\_.

Signature \_\_\_\_\_  
Summit County Clerk and Recorder

|  |                |                           |  |
|--|----------------|---------------------------|--|
| SUMMIT LAND SURVEYING, INC.              |                |                           |  |
| P.O. BOX 24212<br>SILVERTHORPE, CO 80497 |                |                           |  |
| A SUBDIVISION EXEMPTION PLAT             |                |                           |  |
| SCALE: 1" = 20'                          | DATE: 06/13/16 | JOB NO. 141217            |  |
| DRAWN BY: MAW                            | CHECKED: MAW   | DRAWING NO. 141217REP.LAT |  |

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after the date of recording of this plat. If you fail to commence any such action any defect in this survey be commenced more than ten years from the date of the certification shown hereon.





May 17, 2016

Summit County Planning  
0037 SCR1005  
PO Box 5660  
Frisco, CO 80443

RE: Subdivision Exemption Fee Reduction Request

Dear Sarah Meggison and the Summit County Commissioners,

We are applying for a Subdivision Exemption in order to align an existing access easement with the actual access road at Parcel B, Lot 2, Woodmoor at Breckenridge in Summit County, Colorado. The existing easement cuts across said lot north of the access road. We are going through the Subdivision Exemption process in order to clean up the mis-aligned easement.

The submittal requirements for an Easement Vacation are essentially the same as the Subdivision Exemption for which we are applying yet the fee is only \$400 in comparison to the \$2,190 fee paid for this application. We respectfully request any relief possible from the subdivision exemption fee paid for the relocation of an access easement in order to align the easement with the access road.

Thank you for your careful consideration of our request and application. Please contact me with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Darci Hughes", with a long, sweeping flourish extending to the right.

Darci Hughes, Principal  
Riverbend Architecture & Planning, PC